

# Building Activity

## 2005 Building Activity Highlights

1. The fastest growing areas of Sedgwick County for new residential units were the Wichita Northwest and Northeast growth areas.
2. Building Permits were issued for a net total of 2,803 new residential units countywide. This is down four percent from 2,933 in 2004. Another 160 net residential units were built within Andover in Butler County.
3. Forty-eight residential demolitions occurred in Sedgwick County during 2005. It is estimated that 73 percent of all demolitions occurred in Wichita's Central growth area.
4. Of the 1,887 new residential units permitted in the seven Wichita growth areas, the Northwest and Southwest growth areas accounted for 930 new units, about 49 percent of the new unit activity in the Wichita urbanized area.
5. About 66 percent of the residential permits issued in Sedgwick County were located in Wichita during 2005. This up 4 percent from 2004.
6. In 2005, over \$334 million were invested countywide for commercial, office and industrial new buildings, additions, and remodeling projects. This is down nearly 11 percent from 2004.

## RESIDENTIAL BUILDING PERMITS

### Methodology

Net residential unit change was calculated by first determining the total number of new residential units as reported by building permit data. From this total, the number of units demolished was subtracted, yielding net residential change. Figures for Wichita and the unincorporated portions of Sedgwick County were determined by building permit data supplied by the City of Wichita Office of Central

Inspection and Sedgwick County Information Services. Building permit data for the county's 19 small cities and Andover in Butler County was provided by a survey conducted by the MAPD.

Data for Wichita and unincorporated Sedgwick County have been geo-coded with address data of projects to show fairly precisely where activity is occurring. Data for the other cities in the county and Andover are shown with aggregate totals for

### Permits by Comprehensive Plan Growth Area

Residential construction across Sedgwick County experienced healthy activity in 2005 according to the number of building permits recorded. The distribution of this activity is illustrated in **Figure 13**. **Table 12** shows Sedgwick County's net

residential unit totals for 2005 for each city in Sedgwick County and their growth areas, rural Sedgwick County and Andover. It also includes average annual data for the period 2000 through 2004. **Figure 14** shows net residential totals for each year from 2000 through 2005 for Sedgwick County.

# Building Activity

A total of 2,851 new residential units were permitted in all of Sedgwick County, with 48 units being demolished throughout the county. Thirty-five of these demolitions occurred in central Wichita. When demolitions are subtracted from the number of new units, a net

2,803 residential units were added countywide in 2005.

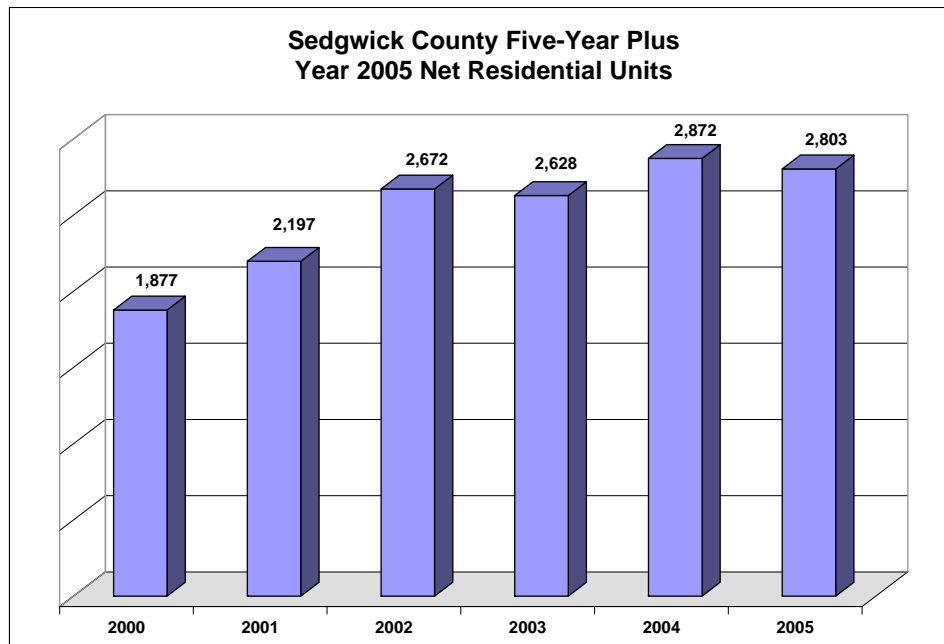
Additionally, 160 residential units were constructed with no residential demolitions in Andover during 2005.



**Table 12**

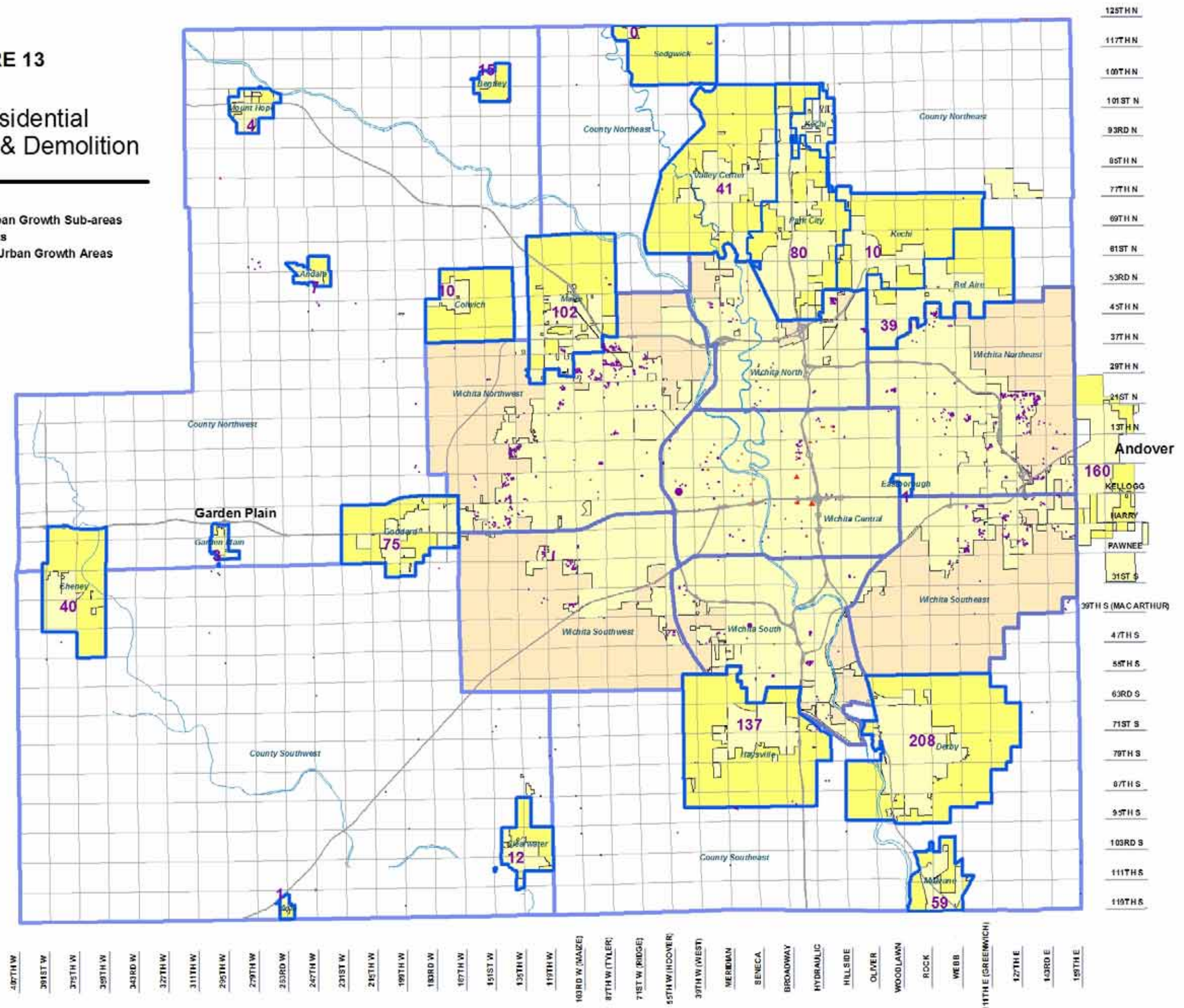
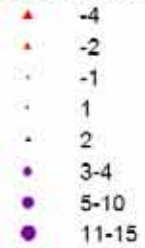
**2005 Residential Building Activity  
by Comprehensive Plan Growth Area**

Growth Areas	2005 New Units	2005 Demolitions	2005 Net Units Added	2005 Percent of Units Added	2000 - 2004 Average Net Units Added	2000 - 2004 Percent of Net Units Added
<b>City of Wichita &amp; 2030 Urban Growth Area</b> (Sub-areas)						
Wichita Central	130	35	95	3.4%	54	2.2%
Wichita Northeast	447	0	447	15.9%	353	14.4%
Wichita North	106	3	103	3.7%	72	3.0%
Wichita Northwest	665	2	663	23.7%	585	23.9%
Wichita Southeast	265	0	265	9.5%	209	8.5%
Wichita South	145	1	144	5.1%	87	3.5%
Wichita Southwest	129	0	129	4.6%	137	5.6%
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>1887</b>	<b>41</b>	<b>1846</b>	<b>65.9%</b>	<b>1497</b>	<b>61.1%</b>
<b>Rural Areas</b> (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	<b>77</b>	<b>5</b>	<b>72</b>	<b>2.6%</b>	<b>132</b>	<b>5.4%</b>
<b>Small City &amp; 2030 Urban Growth Areas</b>						
Andale	7	0	7	0.2%	5	0.2%
Bel Aire	39	0	39	1.4%	52	2.1%
Bentley	17	0	17	0.6%	10	0.4%
Cheney	41	2	39	1.4%	14	0.6%
Clearwater	12	0	12	0.4%	10	0.4%
Colwich	10	0	10	0.4%	9	0.4%
Derby	211	0	211	7.5%	230	9.4%
Eastborough	1	0	1	0.0%	0	0.0%
Garden Plain	3	0	3	0.1%	3	0.1%
Goddard	75	0	75	2.7%	99	4.1%
Haysville	142	0	142	5.1%	127	5.2%
Kechi	13	0	13	0.5%	22	0.9%
Maize	123	0	123	4.4%	22	0.9%
Mount Hope	4	0	4	0.1%	2	0.1%
Mulvane	59	0	59	2.1%	48	2.0%
Park City	80	0	80	2.9%	98	4.0%
Sedgwick	4	0	4	0.1%	12	0.5%
Valley Center	45	0	45	1.6%	57	2.3%
Viola	1	0	1	0.0%	0	0.0%
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>887</b>	<b>2</b>	<b>885</b>	<b>31.6%</b>	<b>820</b>	<b>33.5%</b>
<b>Sedgwick Co. Total</b>	<b>2851</b>	<b>48</b>	<b>2803</b>	<b>100.0%</b>	<b>2449</b>	<b>100.0%</b>
<b>Andover</b>	<b>160</b>	<b>0</b>	<b>160</b>		<b>188</b>	

**Figure 14**



 Wichita 2030 Urban Growth Sub-areas  
 County Sub-areas  
 Small City 2030 Urban Growth Areas



# Building Activity

In 2005, the 135 net residential units added in the unincorporated areas of Sedgwick County accounted for five percent of the residential activity county wide. **Table 13** illustrates the number of 2005 net residential units permitted in the unincorporated areas of Sedgwick County by growth area as outlined in the Comprehensive Plan. The table indicates that approximately 47 percent of the unincorporated area activity was located in the Comprehensive Plan's identified urban growth areas.

Overall, about 97 percent of the net residential

units gained across the county were located in either incorporated cities or in areas identified as Wichita or small city urban growth areas.

**Figure 15** illustrates Wichita's new residential unit trends since 2000. Also, **Table 14** provides a summary of Wichita's new residential building permits by type for the years 2004 and 2005 plus the five-year annual averages for the years 2000-2004. Approximately 85 percent of new units were single-family homes in 2005. This is five percent less than the average for single-family homes built in the five-year period.

**Table 13**

2005 Net Residential Units Added in Unincorporated Areas by Comprehensive Plan Growth Area					
Growth Areas	2005 Unincorp. Area Net Units Added	% of 2005 Unincorp. Area Units Added	2000 - 2004 Average Net Unincorp. Units Added	% of 2000 - 2004 Net Unincorp. Units Added	
<b>City of Wichita &amp; 2030 Urban Growth Area*</b> (Sub-areas)					
Wichita Central	0	0.0%	0	0.0%	
Wichita Northeast	18	13.3%	28	11.2%	
Wichita North	0	0.0%	0	0.1%	
Wichita Northwest	9	6.7%	10	3.9%	
Wichita Southeast	4	3.0%	13	5.0%	
Wichita South	3	2.2%	3	1.1%	
Wichita Southwest	4	3.0%	10	4.0%	
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>38</b>	<b>28.1%</b>	<b>64</b>	<b>25.2%</b>	
<b>Rural Areas</b> (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	<b>72</b>	<b>53.3%</b>	<b>132</b>	<b>52.2%</b>	
<b>Small City &amp; 2030 Urban Growth Areas</b>					
Andale	0	0.0%	0	0.0%	
Bel Aire	0	0.0%	2	0.6%	
Bentley	2	1.5%	1	0.6%	
Cheney	-1	-0.7%	3	1.0%	
Clearwater	0	0.0%	1	0.4%	
Colwich	0	0.0%	1	0.2%	
Derby	3	2.2%	8	3.0%	
Eastborough	0	0.0%	0	0.0%	
Garden Plain	0	0.0%	0	0.0%	
Goddard	0	0.0%	0	0.2%	
Haysville	5	3.7%	12	4.9%	
Kechi	3	2.2%	5	2.0%	
Maize	5	3.7%	6	2.2%	
Mount Hope	0	0.0%	0	0.0%	
Mulvane	0	0.0%	0	0.1%	
Park City	0	0.0%	6	2.5%	
Sedgwick	4	3.0%	4	1.7%	
Valley Center	4	3.0%	8	3.2%	
Viola	0	0.0%	0	0.1%	
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>25</b>	<b>18.5%</b>	<b>57</b>	<b>22.6%</b>	
<b>Sedgwick Co. Total</b>	<b>135</b>	<b>100.0%</b>	<b>253</b>	<b>100.0%</b>	

\*Units built in Wichita's 2030 Urban Growth Area may be urban development with City services and agreements to be annexed into Wichita once they are eligible.



# Building Activity

## Downtown and Old Town Residential Development

While Central Wichita has seen very slow and even nonexistent growth over the years, the Downtown and Old Town areas are a notable exception. From 2000 to 2004 there have been 560 residential units come available thru conversion and remodeling of pre-existing structures. Most of these have been warehouses, factories or other commercial structures that were converted to residential occupancy. While no new units came online from these efforts in 2005, there have been several purchases by developers in the downtown and Old Town areas that will continue this trend.

With the Sedgwick County Arena project underway downtown and a simultaneous effort to plan for the neighborhood surrounding the new arena, there has been increased interest in the potential for more residential development in the downtown area. Marketing research has indicated a potential for several thousand units associated with the arena project, and other studies have expressed interest in revitalizing other areas adjacent to downtown. With any luck, the MAPD will have to revise its projections for Central Wichita over the next few years. This report will continue monitoring these activities and giving data as development occurs.

Figure 15

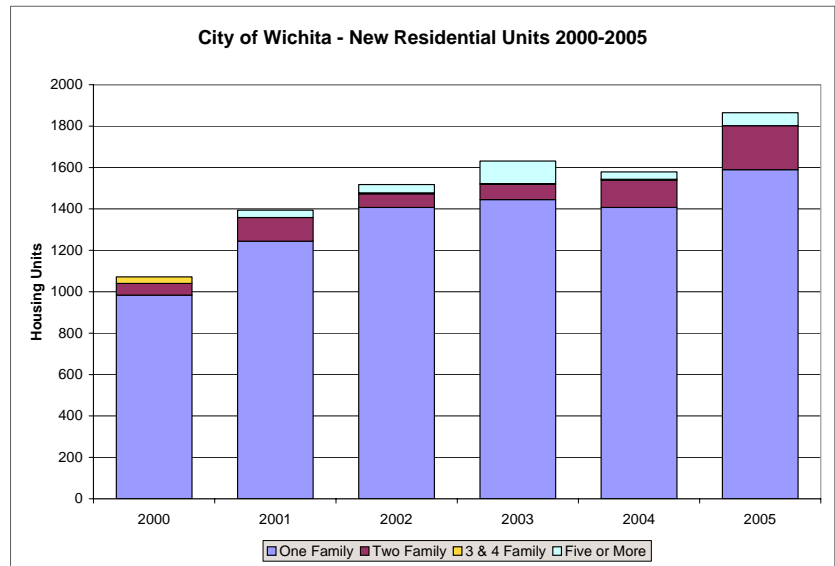


Table 14

Wichita New Residential Building Permits by Type			
2004			
New Residential Buildings	Permits	Units	Valuation
One Family	1,602	1,602	\$170,662,782
Two Family	65	130	\$7,848,091
3 & 4 Family	1	4	\$350,000
Five or More	3	36	\$1,165,120
<b>TOTAL</b>	<b>1,671</b>	<b>1,772</b>	<b>\$180,025,993</b>
*An additional project consisting of 66 Assisted Living Units was also built in 2003.			
2005			
New Residential Buildings	Permits	Units	Valuation
One Family	1,590	1,590	\$167,603,877
Two Family	106	212	\$14,212,041
3 & 4 Family	0	0	\$0
Five or More	13	63	\$3,849,998
<b>TOTAL</b>	<b>1,709</b>	<b>1,865</b>	<b>\$185,665,916</b>
2000 - 2004 Five Year Average			
New Residential Buildings	Permits	Units	Valuation
One Family	1,336	1,336	\$135,010,010
Two Family	44	88	\$5,789,469
3 & 4 Family	2	9	\$849,916
Five or More	5	44	\$1,858,037
<b>TOTAL</b>	<b>1,388</b>	<b>1,477</b>	<b>\$143,507,432</b>

# Building Activity

In 2005, the fastest growing area of Sedgwick County for new homes was the Wichita Northwest with 663 dwelling units added. The Wichita Northeast growth area was the second fastest growing with 447 units. Of the 2,851 residential units permitted in all growth areas in Sedgwick County, the Wichita Northwest growth area accounted for 24 percent of the new unit activity.

A total of 130 new units were permitted last year

in the Wichita Central area, which is up 10 percent from 2004. Also, the Central area compared more favorably to the fringe development areas when analyzing residential reinvestment in existing structures. **Table 15** illustrates 2005 residential addition and remodel permits by growth area. The valuations in this analysis only reflect activity where permits are required and are only a partial indicator of the level of investment in existing single-family, two-family, and multi-family structures by

Table 15

2005 Residential Addition & Remodel Totals by Comprehensive Plan Growth Area					
Growth Areas	2005 Total Valuation	2005 # Permits	Average Permit Valuation	2000 - 2004 Average # Permits	2000 - 2004 Average Permit Valuation
<b>City of Wichita &amp; 2030 Urban Growth Area</b> (Sub-areas)					
Wichita Central	\$10,909,210	410	\$26,608	362	\$13,523
Wichita Northeast	\$5,161,980	286	\$18,049	181	\$15,163
Wichita North	\$1,794,948	172	\$10,436	119	\$10,069
Wichita Northwest	\$4,664,415	384	\$12,147	253	\$9,958
Wichita Southeast	\$1,562,595	137	\$11,406	89	\$8,826
Wichita South	\$1,237,184	143	\$8,652	119	\$8,644
Wichita Southwest	\$541,238	60	\$9,021	45	\$10,438
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>\$25,871,570</b>	<b>1,592</b>	<b>\$16,251</b>	<b>1,167</b>	<b>\$11,677</b>
<b>Rural Areas</b> (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	<b>\$3,570,999</b>	<b>147</b>	<b>\$24,293</b>	<b>64</b>	<b>\$23,417</b>
<b>Small City &amp; 2030 Urban Growth Areas</b>					
Andale	\$51,824	8	\$0	4	\$12,993
Bel Aire	\$1,450,681	177	\$8,196	32	\$11,475
Bentley	\$104,016	11	\$9,456	5	\$15,260
Cheney	\$271,229	58	\$4,676	10	\$14,641
Clearwater	\$137,215	10	\$13,722	10	\$15,518
Colwich	\$53,999	5	\$10,800	3	\$16,940
Derby	\$1,396,397	116	\$12,038	65	\$10,710
Eastborough	\$0	0	\$0	4	\$30,318
Garden Plain	\$78,600	7	\$11,229	7	\$7,249
Goddard	\$287,795	55	\$5,233	27	\$5,155
Haysville	\$577,058	81	\$7,124	111	\$6,481
Kechi	\$98,300	12	\$8,192	7	\$13,651
Maize	\$79,261	9	\$8,807	23	\$10,787
Mount Hope	\$39,000	5	\$7,800	8	\$12,148
Mulvane	\$463,000	27	\$17,148	21	\$15,293
Park City	\$349,312	33	\$10,585	23	\$11,067
Sedgwick	\$186,450	7	\$0	2	\$9,005
Valley Center	\$616,562	76	\$8,113	47	\$12,184
Viola	\$0	0	\$0	0	\$10,000
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>\$6,240,699</b>	<b>697</b>	<b>\$8,954</b>	<b>410</b>	<b>\$10,254</b>
<b>Sedgwick Co. Total</b>	<b>\$35,683,268</b>	<b>2436</b>	<b>\$14,648</b>	<b>1641</b>	<b>\$11,777</b>
Andover	\$495,109	63	\$7,859	71	\$18,282

# Building Activity

## Residential Activity by School District

As the population continues to grow in Wichita's suburban areas, so does the need for school facilities to serve growing school enrollments in other school districts.

**Table 16** illustrates the number of 2005 net residential units added in the Sedgwick County portion of school districts serving Sedgwick County residents. It also shows enrollment changes for each school district from September 2004 to September 2005 (refer to Figure 4 for Sedgwick County's school district boundaries). Note that districts serving students in more than one county reflect net residential additions in Sedgwick County only. Table 16 also shows average annual net units and corresponding

percentages for the years 2000 through 2004.

Generally, new residential structures built across Sedgwick County are being occupied by families with school-age children. While new housing is not exclusively constructed for families with children, it is reasonable to assume that districts experiencing a net increase in residential units foreshadow a corresponding increase in school enrollment figures.

Following this presumption, the Wichita School District (USD 259) experienced the most significant growth in net residential units with the addition of 889 new units. The Maize School District (USD 266) and Andover School District (USD 385) followed with 574 and 403 net residential units respectively.

**Table 16**

2005 Net Residential Units Added and Full-Time Enrollment Changes (FOR SCHOOL DISTRICTS SERVING SEDGWICK COUNTY)*						
School District	Primary City	2005 Net Units Added	Percent of Net Units Added	FTE Enrollment Change 2004-05	2000 - 2004 Average Net Units Added	2000 - 2004 Percent of Net Units Added
USD 206	Whitewater	1	0.0%	15	3	0.1%
USD 259	Wichita	889	30.0%	119	728	27.6%
USD 260	Derby	229	7.7%	54	258	9.8%
USD 261	Haysville	206	7.0%	53	188	7.1%
USD 262	Valley Center	93	3.1%	46	120	4.5%
USD 263	Mulvane	68	2.3%	0	55	2.1%
USD 264	Clearwater	26	0.9%	-4	41	1.6%
USD 265	Goddard	343	11.6%	192	394	14.9%
USD 266	Maize	574	19.4%	125	423	16.0%
USD 267	Colwich	51	1.7%	17	49	1.9%
USD 268	Cheney	41	1.4%	5	19	0.7%
USD 312	Haven	4	0.1%	12	3	0.1%
USD 331	Kingman	0	0.0%	8	0	0.0%
USD 356	Conway Springs	1	0.0%	0	1	0.0%
USD 369	Burton	0	0.0%	21	0	0.0%
USD 375	Towanda	13	0.4%	0	7	0.3%
USD 385	Andover*	403	13.6%	248	316	12.0%
USD 394	Rose Hill	-1	0.0%	0	6	0.2%
USD 439	Sedgwick	4	0.1%	8	12	0.5%
USD 440	Bentley	18	0.6%	19	18	0.7%
<b>TOTAL</b>		<b>2963</b>	<b>100.0%</b>	<b>937</b>	<b>2639</b>	<b>100.0%</b>

\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

# Building Activity

## COMMERCIAL BUILDING PERMITS

### Methodology

For analysis of commercial and industrial activity across Sedgwick County, new buildings, additions, and remodeling permits were aggregated for ease in reporting purposes. While in most cases remodeling projects do not expand the amount of commercial and industrial square footage, such projects represent an investment in existing structures. These investment patterns can be used as an indicator of the economic activity within smaller geographic areas of the county.

The commercial classification used by both the Sedgwick County's Code Enforcement Department and the City of Wichita's Office of Central Inspection for building permits includes all uses that are not classified as either residential or agricultural. Therefore, commercial statistics include all structural types such as churches, institutional buildings, public buildings, amusement and recreation, parking garages, service stations, office buildings, banks, professional buildings, stores and mercantile buildings, hotels and motels, and restaurants.

In 2005, over \$355 million were invested in Sedgwick County and Andover for commercial and industrial new building, addition, and remodeling projects, according to city and county building permit data. This is down 5.3% percent from 2004's total of \$375 million. The total Sedgwick County investment in commercial and industrial projects in 2005 includes \$19.4 million invested in the county's 19 small cities and their growth areas. This is 55 percent less than the investment in these areas for new commercial and industrial projects in 2004. These valuations and their distribution are illustrated in **Figure 16**. A series of dots sizes is used to illustrate the construction valuation for Wichita and rural Sedgwick County permits. Aggregate figures are used for the small cities since MAPD does not collect site-specific construction data from them.

As **Figure 16** demonstrates, 2005 investments in commercial and industrial projects (new buildings, additions, remodels) were primarily concentrated within Wichita or on the city's immediate fringe areas. Untypical with prior years, the Wichita Northeast growth area had the largest concentrations of investment activity in 2005. Previously this distinction belonged to the

Central area. **Table 17** illustrates this along with other commercial building activity across Sedgwick County and in Andover by growth area for 2005 along with averages for the years 2000 through 2004.

**Figure 17** shows the total valuation of commercial projects for Sedgwick County in each year from 2000 through 2005.

In 2005, approximately 67 projects with an estimated value of \$1 million or more were undertaken across Sedgwick County and in Andover, according to building permit information. Among these multi-million dollar projects in areas outside of Wichita were a remodel project at Spirit Aerosystems Inc. for \$20,856,000 and the Kansas Medical Center in Andover for \$15,494,252.

In Wichita, 48 projects over \$1 million were undertaken during 2005. Leading the list of Wichita projects in value is the Wichita Clinic at \$15,600,000 and the Northwest YMCA costing \$12,350,000. The top 20 construction projects in 2005 valued at over \$2 million are shown in **Table 18**.

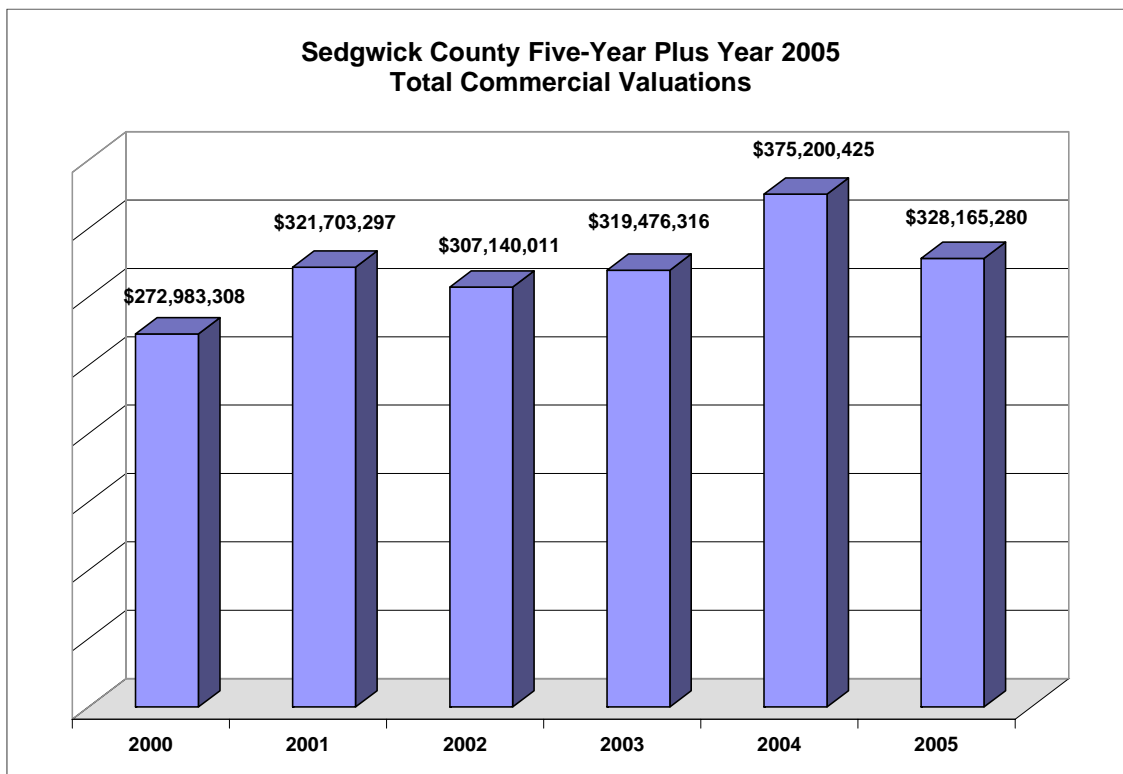


# Building Activity

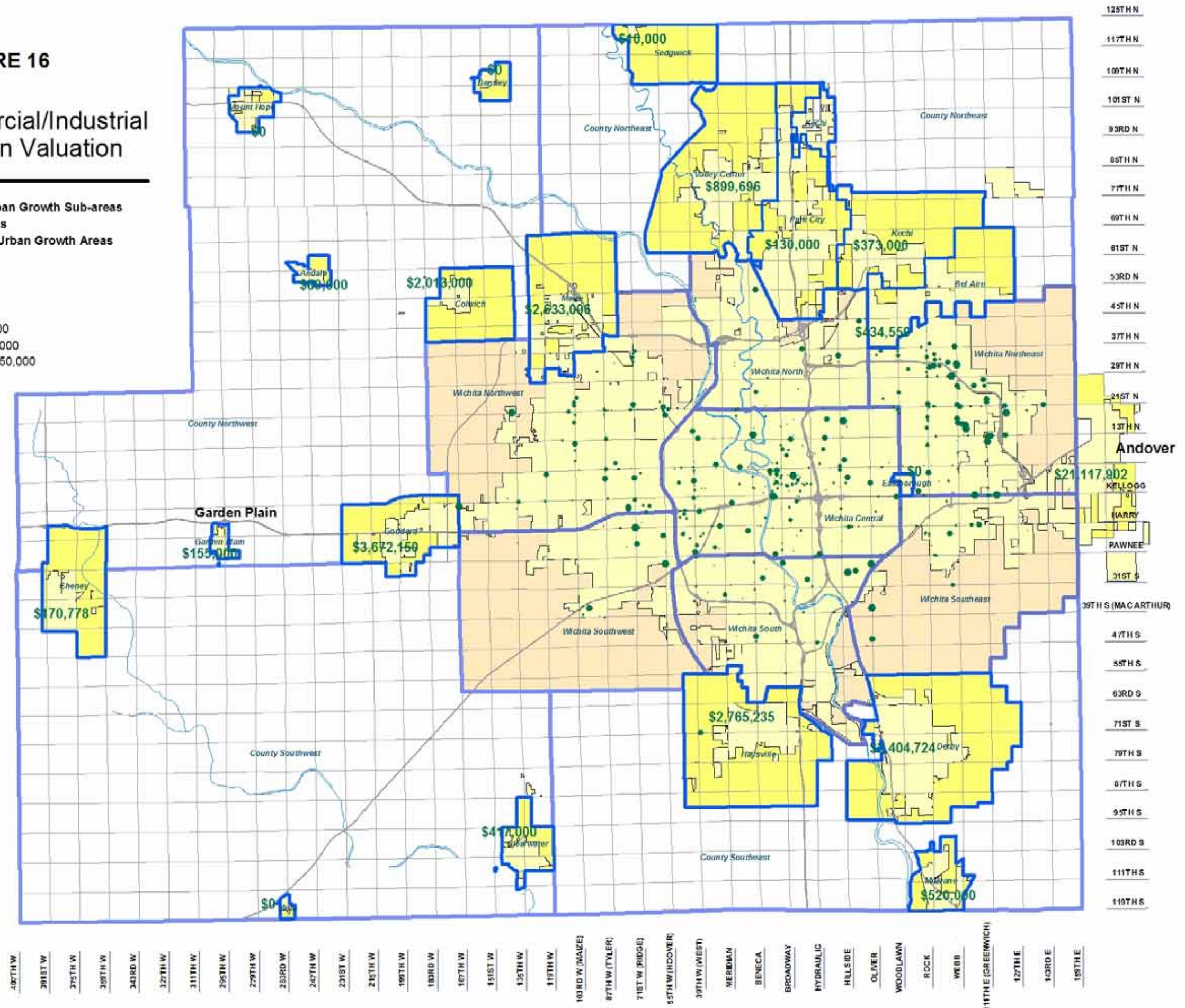
**Table 17**  
**2005 Commercial Projects**  
**by Comprehensive Plan Growth Area**

Growth Areas	2005 Permits	2005 Valuation	2000-2004 Average Permits	2000-2004 Average Valuations
<b>City of Wichita &amp; 2030 Urban Growth Area</b> (Sub-areas)				
Wichita Central	269	\$78,021,024	317	\$102,998,741
Wichita Northeast	187	\$85,189,854	164	\$60,364,259
Wichita North	28	\$5,224,394	47	\$17,037,194
Wichita Northwest	107	\$44,706,728	124	\$39,157,584
Wichita Southeast	98	\$58,013,511	70	\$18,456,463
Wichita South	54	\$21,097,388	66	\$21,341,104
Wichita Southwest	30	\$20,564,643	32	\$16,428,509
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>773</b>	<b>\$312,817,542</b>	<b>820</b>	<b>\$275,783,854</b>
<b>Rural Areas</b> (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	<b>8</b>	<b>\$1,783,584</b>	<b>31</b>	<b>\$4,283,634</b>
<b>Small City &amp; 2030 Urban Growth Areas</b>				
Andale	3	\$89,000	2	\$1,940,772
Bel Aire	7	\$434,550	5	\$974,929
Bentley	0	\$0	1	\$159,049
Cheney	6	\$170,778	5	\$2,021,559
Clearwater	7	\$417,000	7	\$3,291,312
Colwich	7	\$2,013,000	4	\$828,599
Derby	5	\$2,519,724	27	\$10,241,877
Eastborough	0	\$0	0	\$0
Garden Plain	3	\$155,000	3	\$541,139
Goddard	14	\$3,672,150	14	\$4,571,345
Haysville	17	\$3,544,735	14	\$1,507,046
Kechi	3	\$373,000	4	\$582,074
Maize	5	\$2,633,096	9	\$2,315,435
Mount Hope	0	\$0	0	\$1,250
Mulvane	2	\$520,000	3	\$1,622,219
Park City	18	\$1,912,425	21	\$7,427,925
Sedgwick	1	\$10,000	2	\$83,194
Valley Center	8	\$899,696	13	\$1,289,430
Viola	0	\$0	0	\$0
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>106</b>	<b>\$19,364,154</b>	<b>133</b>	<b>\$39,233,184</b>
<b>Sedgwick Co. Total</b>	<b>887</b>	<b>\$333,965,280</b>	<b>983</b>	<b>\$319,300,671</b>
<b>Andover</b>	<b>6</b>	<b>\$21,117,902</b>	<b>8</b>	<b>\$3,751,760</b>

**Figure 17**



## 2005 Commercial/Industrial Construction Valuation



# Building Activity

Table 18

## The 20 Largest Building Projects of 2005

	Project - Location	Project Cost	Project Type
A	<b>Spirit Aerosystems 7E7 Wide Body Clean Room</b> 3801 S. Oliver	\$20,856,000	Remodel
B	<b>Wichita Clinic</b> 1947 N. Founders Circle	\$15,600,000	New Building
C	<b>Kansas Medical Center</b> 1124 W. 21st N., Andover, KS	\$15,494,252	New Building
D	<b>Northwest YMCA</b> 13838 W. 21st St. N.	\$12,350,000	New Building
E	<b>Gander Mountain</b> 605 S. Wichita	\$12,198,600	New Building
F	<b>Cessna W-8 Building</b> 1 W. Cessna	\$9,248,000	Addition
G	<b>Goddard Elementary School</b> 454 S. 167th St. W.	\$9,172,000	New Building
H	<b>U.S. Postal Service REC Network</b> 2601 S. Oliver	\$8,235,000	Remodel
I	<b>Courtyard/Marriott at Old Towne</b> 820 E. 2nd St.	\$8,218,501	Addition
J	<b>Carmax - Auto Superstore</b> 10221 E. Kellogg	\$6,422,968	New Building
K	<b>Homewood Suites</b> 1550 N. Waterfront Pkwy	\$6,100,000	New Building
L	<b>Delta Dental of Kansas - Corporate Headquarters</b> 1619 N. Waterfront Pkwy	\$5,943,000	New Building
M	<b>Kansas Cardiology Associates</b> 9300 E. 29th St. N.	\$5,227,000	New Building
N	<b>Honeywell Aerospace</b> 7227 W. Harry	\$4,836,818	New Building
O	<b>Abay Neuroscience Medical Plaza</b> 3223 N. Webb	\$4,000,000	New Building
P	<b>Marshall Middle School - Phase 2</b> 1510 N. Payne	\$3,988,600	Addition
Q	<b>Residence Inn</b> 1212 N. Greenwich	\$3,650,000	New Building
R	<b>Jardine Middle School - Leadership &amp; Technical Magnet</b> 3550 Ross Pkwy	\$3,500,000	Addition
S	<b>Sportsman's Warehouse</b> 11645 E. Kellogg	\$3,374,929	New Building
T	<b>Value Place Extended Stay</b> 7525 W. Taft	\$2,700,000	New Building

Source: Office of Central Inspection, City of Wichita; Bureau of Public Services, Sedgwick County; Small City Survey; Wichita State University

# Building Activity

Tables 19, 20, 21 and 22 illustrate commercial, office, industrial/warehouse, and institutional investment within Wichita in each 2030 urban growth sub-area area by type of construction activity. For this analysis, retail space includes the following uses: amusement and recreation, parking garages, service stations, stores and mercantile buildings, hotels and motels, and restaurants, but not office space.

Institutional projects include schools, hospitals and churches. This is a category that has grown in significance as school districts address the problems of increasing enrollment and more private schools are built. Also, hospitals and churches have grown in importance as elements of commercial investment and have been seeing their way to the top of high-dollar projects over the years.

Table 19

2005 Wichita Retail: New Building, Addition, Remodel and Demolition Totals								2005 Retail Area Totals		2000 - 2004 Retail Area Averages	
2030 Urban Growth Sub-Area	New Buildings		Additions		Remodels		Demolitions				
	Valuation	Number of Permits	Valuation	Number of Permits	Valuation	Number of Permits	Number of Permits				
Wichita Central	\$17,438,380	9	\$8,763,501	6	\$5,042,610	68	1	\$31,244,491	84	\$19,675,825	87
Wichita Northeast	\$22,201,249	19	\$1,899,000	5	\$5,954,917	76	4	\$30,055,166	104	\$22,172,612	76
Wichita North	\$1,300,000	1	\$43,000	2	\$60,000	2	0	\$1,403,000	5	\$499,417	9
Wichita Northwest	\$6,943,060	13	\$1,038,000	6	\$1,737,900	33	0	\$9,718,960	52	\$15,142,982	62
Wichita Southeast	\$11,109,422	7	\$0	0	\$1,271,223	21	0	\$12,380,645	28	\$5,867,815	21
Wichita South	\$2,307,000	9	\$0	0	\$617,800	16	0	\$2,924,800	25	\$5,257,710	22
Wichita Southwest	\$0	0	\$0	0	\$119,100	2	0	\$119,100	2	\$1,422,547	3
<b>TOTAL</b>	<b>\$61,299,111</b>	<b>58</b>	<b>\$11,743,501</b>	<b>19</b>	<b>\$14,803,550</b>	<b>218</b>	<b>5</b>	<b>\$87,846,162</b>	<b>300</b>	<b>\$70,038,906</b>	<b>280</b>

Table 20

2005 Wichita Office: New Building, Addition, Remodel and Demolition Totals								2005 Office Area Totals		2000 - 2004 Office Area Averages	
2030 Urban Growth Sub-Area	New Buildings		Additions		Remodels		Demolitions				
	Valuation	Number of Permits	Valuation	Number of Permits	Valuation	Number of Permits	Number of Permits				
Wichita Central	\$3,330,000	5	\$64,880	4	\$7,823,183	89	2	\$11,218,063	100	\$17,201,570	134
Wichita Northeast	\$36,006,527	18	\$181,000	1	\$6,287,892	33	2	\$42,475,419	54	\$18,225,951	58
Wichita North	\$25,000	1	\$0	0	\$430,800	10	1	\$455,800	12	\$2,230,593	15
Wichita Northwest	\$6,699,615	9	\$0	0	\$1,803,539	25	0	\$8,503,154	34	\$6,631,035	36
Wichita Southeast	\$619,000	1	\$0	0	\$845,700	10	1	\$1,464,700	12	\$1,213,747	8
Wichita South	\$80,350	1	\$25,000	1	\$8,520,380	7	0	\$8,625,730	9	\$3,203,696	11
Wichita Southwest	\$0	0	\$250,000	2	\$516,500	5	0	\$766,500	7	\$1,587,643	7
<b>TOTAL</b>	<b>\$46,760,492</b>	<b>35</b>	<b>\$520,880</b>	<b>8</b>	<b>\$26,227,994</b>	<b>179</b>	<b>6</b>	<b>\$73,509,366</b>	<b>228</b>	<b>\$50,294,235</b>	<b>270</b>

Table 21

2005 Wichita Industrial/Warehouse: New Building, Addition, Remodel and Demolition Totals								2005 Industrial Area Totals		2000 - 2004 Industrial Area Averages	
2030 Urban Growth Sub-Area	New Buildings		Additions		Remodels		Demolitions				
	Valuation	Number of Permits	Valuation	Number of Permits	Valuation	Number of Permits	Number of Permits				
Wichita Central	\$752,500	4	\$4,153,837	13	\$1,644,200	15	0	\$6,550,537	32	\$5,142,450	31
Wichita Northeast	\$1,496,000	4	\$449,800	1	\$190,700	4	0	\$2,136,500	9	\$3,371,131	5
Wichita North	\$33,400	2	\$600,000	1	\$0	0	0	\$633,400	3	\$4,700,085	9
Wichita Northwest	\$920,000	1	\$299,575	1	\$30,000	1	0	\$1,249,575	3	\$865,811	3
Wichita Southeast	\$0	0	\$0	0	\$79,486	2	0	\$79,486	2	\$725,440	2
Wichita South	\$246,000	2	\$132,938	2	\$85,600	1	1	\$464,538	6	\$1,316,584	8
Wichita Southwest	\$7,759,043	8	\$1,456,000	4	\$999,000	2	1	\$10,214,043	15	\$5,709,052	9
<b>TOTAL</b>	<b>\$11,206,943</b>	<b>21</b>	<b>\$7,092,150</b>	<b>22</b>	<b>\$3,028,986</b>	<b>25</b>	<b>2</b>	<b>\$21,328,079</b>	<b>70</b>	<b>\$21,830,554</b>	<b>68</b>

Table 22

2005 Wichita Institutional: New Building, Addition, Remodel and Demolition Totals								2005 Institutional Area Totals		2000 - 2004 Institutional Area Averages	
2030 Urban Growth Sub-Area	New Buildings		Additions		Remodels		Demolitions				
	Valuation	Number of Permits	Valuation	Number of Permits	Valuation	Number of Permits	Number of Permits				
Wichita Central	\$1,299,998	2	\$12,827,200	6	\$6,493,429	29	2	\$20,620,627	39	\$53,590,552	43
Wichita Northeast	\$7,647,000	3	\$2,099,719	4	\$470,000	3	2	\$10,216,719	12	\$13,818,118	11
Wichita North	\$550,000	1	\$2,075,194	3	\$0	0	0	\$2,625,194	4	\$6,633,170	6
Wichita Northwest	\$9,282,000	3	\$700,000	1	\$130,000	1	0	\$10,112,000	5	\$12,581,526	8
Wichita Southeast	\$412,000	1	\$517,000	1	\$13,950	1	0	\$942,950	3	\$1,358,862	2
Wichita South	\$0	0	\$8,050,070	5	\$810,600	2	0	\$8,860,670	7	\$9,697,344	6
Wichita Southwest	\$0	0	\$0	0	\$0	0	0	\$0	0	\$313,900	1
<b>TOTAL</b>	<b>\$19,190,998</b>	<b>10</b>	<b>\$26,269,183</b>	<b>20</b>	<b>\$7,917,979</b>	<b>36</b>	<b>4</b>	<b>\$53,378,160</b>	<b>70</b>	<b>\$97,993,473</b>	<b>77</b>



# Building Activity

## Commercial Development by School District

**Tables 23** illustrates commercial building activity by school district. In order to better assess the amount of commercial building

activity that is contributing to the school district's tax base and other community resources outside of the school district, the amount of investment into schools is shown separately.

**Table 23**

<b>2005 Commercial Projects by School District (FOR SCHOOL DISTRICTS SERVING SEDGWICK COUNTY)*</b>					
<b>School District</b>	<b>Primary City</b>	<b>Number of Permits</b>	<b>2005 Valuation</b>	<b>Valuation of 2005 School Projects</b>	<b>2000 - 2004 Average Valuation</b>
<b>USD 206</b>	Whitewater	0	\$0		\$1,728
<b>USD 259</b>	Wichita	643	\$215,897,677	\$30,617,849	\$225,317,601
<b>USD 260</b>	Derby	53	\$44,986,500		\$20,158,741
<b>USD 261</b>	Haysville	22	\$3,760,235		\$5,471,157
<b>USD 262</b>	Valley Center	11	\$1,079,696	\$500,000	\$4,918,222
<b>USD 263</b>	Mulvane	2	\$520,000		\$2,045,646
<b>USD 264</b>	Clearwater	10	\$1,968,224	\$150,000	\$3,655,528
<b>USD 265</b>	Goddard	34	\$17,067,150	\$12,284,000	\$12,581,691
<b>USD 266</b>	Maize	65	\$12,616,590	\$1,600,000	\$25,911,582
<b>USD 267</b>	Colwich	17	\$15,247,000		\$4,276,453
<b>USD 268</b>	Cheney	6	\$170,778		\$3,013,977
<b>USD 312</b>	Haven	0	\$0		\$3,933
<b>USD 331</b>	Kingman	0	\$0		\$6,276
<b>USD 356</b>	Conway Springs	0	\$0		\$720
<b>USD 369</b>	Burton	0	\$0		\$0
<b>USD 375</b>	Towanda	16	\$15,669,030		\$9,492,814
<b>USD 385</b>	Andover	11	\$26,065,202		\$5,939,753
<b>USD 394</b>	Rose Hill	2	\$25,100		\$9,427
<b>USD 439</b>	Sedgwick	1	\$10,000		\$83,194
<b>USD 440</b>	Bentley	0	\$0		\$162,828
<b>TOTAL</b>		<b>893</b>	<b>\$355,083,182</b>	<b>\$45,151,849</b>	<b>\$323,051,270</b>

\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.